



65 Kalang Road Elanora Heights, NSW

Prime Commercial Property for Sale: Versatile Retail and Professional Space in Elanora Heights

This unique commercial property offers an exceptional opportunity for investors or business owners looking to establish a presence in the heart of Elanora Heights. With a 6.172m frontage and 39.62m depth, the property features convenient right of carriageway vehicle access, making it ideal for a variety of commercial uses. The total lot contains an area of approximately 244.5sqm.

The building is a solid two-level structure with cavity brick walls, reinforced concrete floors, and a durable colorbond metal roof. It comprises:

- ? Retail shop at the front street level (32sqm)
- ? Professional suite (currently used as a dental surgery) at the rear (105.8sqm excluding courtyard and stairs)
- ? Total ground floor area of 180.6sqm
- ? Lower ground floor area of 71.9sqm
- ? On-site car parking on the lower ground floor

Zoned E1 Local Centre, this property is positioned in a small yet thriving shopping precinct that primarily consi...

Price: Contact Agent
Council Rates: \$1,464.96/year (approx)
Water Rates: \$596.92/year (approx)



Simone Sinclair

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Ground Floor

SHOP Approx. Internal Total Area: 32 SQM
OFFICE Approx. Internal Total Area: 105.8 SQM
(excluding courtyard + stairs)
GROUND FLOOR Approx. Total Area: 180.6 SQM
LOWER GROUND FLOOR Approx. Total Area: 71.9 SQM

----- Partition wall



Lower Ground Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.